



Please note: All renders are for illustrative purposes only. Final finishes and details may vary slightly from the actual product."

Get the latest scoop on what's happening in our growing community. This edition covers exciting Quarter three project launches, upcoming rental opportunities, and key sales updates – including strong momentum in Phase 18 (Emerald Village 2). You'll also find progress reports on OnTucker Apartments & Ruby heights get a sneak peek at what's coming in CentralBlue, we celebrate community events, spotlight our top performers, and share updates from the HOA and service teams. Don't miss the stories behind the scenes and inspiring community highlights!

Hello and welcome to our quartely newsletter

This quarter has marked an exciting chapter for CentralBlue with active development sites underway, including Ruby heights and OnTucker Apartments. The steady progress on each site is a clear sign of growth, energy, and momentum. CentralBlue continues to evolve into a vibrant, thriving hub at the heart of the Blue Downs community



centralblue_



centralblue_



@centralblue_



082 645 5101



Cnr Hindle & Endurance Rd, Blue Downs



Ruby heights a new projects in the horizon

We are excited to announce our new rental complex Ruby heights currently in construction at CentralBlue in BlueDowns. With our current Indigo Heights rental apartments almost at full occupancy, the demand for secure, stylish, and modern living in CentralBlue continues to grow, That's why we're expanding. Ruby heights will offer beautifully designed one - and two-bedroom apartments in a secure, gated complex – complete with prepaid electricity, fiber-ready connectivity and every new resident will receive the first month free wifi. This marks a major milestone for CentralBlue and opens the door for more people to become part of our thriving community. Future residents, take note: a waiting list will be released soon. Keep a close eye on our socials so you don't miss your chance to call CentralBlue home.

Check out the progress of OnTucker apartments



Construction at OnTucker apartments is progressing smoothly, with strong interest and growing excitement from the market. In fact, it's quickly becoming one of the most talked-about developments on our social media platforms — and for good reason. These brand-new, stylish apartments are ideal for first-time buyers seeking a secure, modern, and convenient lifestyle in the heart of CentralBlue. With no transfer or bond fees, free internet for the first 3 months, prepaid water and a CentralBlue first a smart solar powered geysers, OnTucker delivers exceptional value. The complex offers a gated, secure environment, with CCTV, drone monitoring, Residents will enjoy communal gardens, dedicated parking, and access to the greater CentralBlue amenities — including the upcoming private school, future retail center, and community parks. As excitement builds and visibility grows, OnTucker Apartments is shaping up to be a standout success in the CentralBlue vision. Estimated occupation for the apartment is February 2026.

Emerald Village 2



Emerald Village 2 is quickly becoming a standout within the community. Construction scheduled to begin in mid-2025 (pending council approval), this phase has generated significant interest, high engagement on our marketing content, and a steady stream of viewing requests. Offering both 2-bedroom, 1-bathroom and 3-bedroom, 2-bathroom freestanding homes—each with its own private backyard—emerald village provides versatile options for a range of homeowners. With 80% of units still available for purchase, there's still time to secure your place. First completions are expected by the end of Q3 2026.

To help potential buyers explore what Emerald Village has to offer, our marketing team is hosting weekly live sessions on TikTok and Facebook, answering questions and providing a closer look at the development. Be sure to keep an eye on our social media channels—details about our upcoming hard hat launch will be announced soon.



CentralBlue retail centre

Exciting News for CentralBlue and the greater Blue Downs community. A experienced retail developer, Abland, is building the anticipated CentralBlue retail centre—a project set to transform daily convenience in the area. With anchor retailers and many more to follow, to be announced in the coming months.

Located just steps away from the residential phases, the retail centre will offer a complete shopping experience close to home, making everyday errands quicker and more convenient than ever. The project is progressing well, with completion estimated for Q3 2026. Abland has also shared additional renders on Instagram, offering a sneak peek at what's to come. Both CentralBlue residents and the wider Blue Downs community are eagerly awaiting this vibrant new development. Are interested in securing a retail space contact Abland on [010 142 9000](tel:0101429000).



Community life & events



Fun site visit with the design team

Rehana from our Business Support team recently hosted a fun and insightful site visit with the Citra Design Team at the CentralBlue development. The day kicked off with a tour of the Citra Factory, where the team met our dedicated factory staff and got a first look at how our innovative Citra e-Home technology is brought to life. From there, they made their way to CentralBlue, stopping by the Sales Office for some refreshments before exploring the site—including a walk through Phase 14 and the upcoming Phase 18. The day ended on a high note with team-building games at CentralBlue Park, reinforcing the connection between the designs they create and the thriving community they help build.

15 Second film challenge workshops

There are creative workshops currently being held by well-known local actress Dorette Potgieter who is hosting a series of exciting workshops for teens in Grade 8 to Grade 11 at the CentraHub. Running every Saturday in August from 10:30 to 13:00, the sessions will cover Digital Media and Film Production, Creative Scriptwriting, and On-Camera Performance. With her extensive experience working on professional film sets, Dorette is passionate about sharing her knowledge and inspiring the next generation of storytellers and performers. Don't miss this incredible opportunity to learn from one of the best. If you would like to have a teenager in mind that would like to sign up please contact :074 907 1480.



Celebrating Our Growing CentralBlue Community

We're thrilled to celebrate the wonderful new residents who have joined the CentralBlue family this year! Your journey to homeownership marks the beginning of an exciting new chapter, and we're honoured to be part of it. A big shoutout to our incredible sales team whose passion and dedication have helped turn dreams into reality — with 25 successful handovers completed so far in 2025, our beautiful community is growing every second. Don't be left in the dark — follow us on all our social media platforms to see how these unforgettable handover moments take shape. From smiles to keys, we're sharing every step of the joy. Here's to new beginnings, happy homes, and the people who make it all possible.

